This section of the Draft Environmental Impact Report (DEIR) provides a summary overview of the project environmental analysis, impacts and mitigation measures. For additional detail regarding specific issues, please consult the appropriate subsection of **Section 3.0, Environmental Setting, Impacts and Mitigation Measures**.

S.1 PURPOSE AND SCOPE OF THE EIR

This DEIR provides an analysis of the potential environmental effects associated with the approval of the Cochrane Road Planned Unit Development (PUD).

The purpose of an EIR is to identify the significant effect on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided (CEQA Guidelines 21002.1(a)).

The lead agency shall focus the discussion in the DEIR on those potential effects on the environment resulting from a proposed project that the lead agency has determined are or may be significant. Based on the results of public input generated during the Notice of Preparation response period for the project, **Section 3.0** of the DEIR focuses upon aesthetics/visual resources, agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, surface water hydrology and water quality, land use and planning, noise, public services, transportation and circulation, and utilities.

S.2 PROJECT CHARACTERISTICS

The project applicants, Browman Development Company, Inc., J.P. Di Napoli Companies Inc., and the Guglielmo Family (hereinafter "project applicant") have submitted applications for a zoning amendment; development agreement; site and architectural plan review; conditional use permits; tentative map review; tree removal plan; and grading plan to establish a precise development plan for an approximate 657,250 square foot shopping center on a 66.49-acre site located at the northeast corner of Cochrane Road and U.S. Highway 101. Section 2.7 of this EIR lists the requested actions and required approvals for the proposed project.

The proposed project would include two large anchor stores, retail shops, restaurants (sit-down and fast-food), and a multi-plex cinema with up to 14 screens. The proposed anchor stores could consist of the relocation and expansion of the `Target´ store (currently located at the Cochrane Plaza shopping center) and construction of over 530,000 square feet of additional retail, which could include a home improvement store, wholesale store or department store; retail shops; restaurants (sit-down and fast food); and a 63,200 square foot multi-plex cinema with up to 14 screens. The proposed project includes an optional

12-position fuel station that would incorporate a 1,600 square foot convenience market and a 600 square foot car wash as a substitution for 6,000 square feet of retail space. The expanded `Target´ will not include a full-size grocery store.

The proposed project also entails a general plan amendment (GPA) for the extension of Mission View Drive north of Cochrane Road instead of extending from De Paul Drive (formerly St. Louise Drive) as designated on the *City of Morgan Hill General Plan* map.

S.2 PROJECT ALTERNATIVES CONSIDERED

CEQA Guidelines Section 15126.6(e)(2) requires that the environmentally superior alternative be identified. If the environmentally superior alternative is the `No Project´ Alternative, the EIR shall also identify an environmentally superior alternative among other alternatives. In this case, Alternative 1, `No Project/No Development,´ represents the environmentally superior alternative because, as discussed in Section 4.0, Alternatives to the Project, most impacts would be reduced relative to the proposed project. However, the `No Project/No Development´ meets none of the project objectives and is inconsistent with the General Plan and zoning land use designations. From the remaining options, Alternative 2, the `Reduced Density Alternative,´ would be the environmentally superior alternative and would result in a lesser degree of environmental impact as compared to the proposed project. This is due primarily to the reduced impacts related to traffic, parking and circulation and associated reduction in noise and air quality impacts that would result from the reduced square footage. However, this scenario would not be financially feasible to the project applicant and would not meet the applicant's project objectives or the City's objectives to provide commercial retail shopping center that serves the local and regional market, results in a net fiscal benefit to the City, reduces sales dollar leakage, and creates new jobs for the City of Morgan Hill. **Table 4-3** compares each considered alternative with the proposed project.

SUMMARY OF ENVIRONMENTAL IMPACTS

Table S-1 presents a summary of project impacts and proposed mitigation measures that would reduce, minimize, or avoid potential impacts. In the table the level of significance of each environmental impact is indicated after the application of the recommended mitigation measure(s).

For detailed discussions of all project impacts and mitigation measures, the reader is referred to topical environmental analysis in **Section 3.0** of this EIR.

TABLE S-1
EXECUTIVE SUMMARY OF PROJECT AND CUMULATIVE IMPACTS

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
Aesthetics/Visual Resources			
Impact 3.1-1. The proposed project would alter the project site from a rural residential and agricultural use to an urban use with construction of a 657,250 square foot commercial center at the U.S Highway 101/Cochrane Road interchange.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact
Impact 3.1-2. The proposed project would introduce new sources of lighting that could adversely affect the existing and proposed development in the vicinity of the project site.	Less than Significant Project Impact	**MM 3.1-1.** The project applicant shall prepare and submit a detailed exterior lighting plan consistent with Section 18.74.370 of the City of Morgan Hill Municipal Code.	Less than Significant Project Impact
Impact 3.1-3. The proposed project in combination with cumulative development would add to the urbanization of the project area, resulting in a visual change within the City of Morgan Hill.	Less than Significant Cumulative Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Cumulative Impact
Agricultural Resources			
Impact 3.2-1. The proposed project would result in the conversion of approximately 66.49 acres of `Prime Farmland´ as designated on California Department of Conservation, Division of Land Resources Protection *Santa Clara County Important Farmland Map*	Significant Project Impact	There are no feasible mitigation measures available to reduce the impact of agricultural land conversion to a less than significant impact.	Significant and Unavoidable Project Impact
Impact 3.2-2. At build-out, the proposed project would place urban land uses adjacent to agricultural uses, which may impair agricultural production and result in land use compatibility conflicts.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
Impact 3.2-3. The proposed project would convert approximately 66.49 acres of agricultural land to urban uses. This loss would contribute to the cumulative loss of farmland in the region.	Less than Significant Cumulative Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Cumulative Impact
Air Quality			
Impact 3.3-1. The proposed project would require the demolition of three residences and associated outbuildings. Asbestos is detectable in hazardous concentrations in the structures at the project site. Therefore, demolition of these buildings has the potential to result in short-term air quality emissions, including the release of asbestos.	Potentially Significant Project Impact	**MM 3.3-1.** The project applicant shall conduct a full site assessment for asbestos-containing materials (ACM) prior to demolition. Identified ACM shall be removed and disposed of by a licensed contractor and clearance obtained from the Bay Area Air Quality Management District (BAAQMD).	Less than Significant Project Impact
Impact 3.3-2. Construction activity during build-out of the proposed project would generate air pollutant emissions that could expose sensitive receptors to substantial pollutant concentrations.	Potentially Significant Project Impact	**MM 3.3-2.** The project applicant shall implement dust control measures recommended by the BAAQMD for construction emissions of fine particulate matter (PM_{10}) during construction.	Less than Significant Project Impact
Impact 3.3-3. The proposed project would generate operational emissions that would affect long-term air quality.	Significant Project Impact	**MM 3.3-3.** A facilities 'trip reduction plan' shall be implemented by the project applicant to reduce vehicle trips by employees and promote non-auto travel by both employees and patrons.	Significant and Unavoidable Impact
Impact 3.3-4. The proposed project would result in an increase in carbon monoxide concentrations at land uses near roadways and intersections.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact
Impact 3.3-5. The proposed project includes a possible fuel station, which could result in the emission of toxic air contaminants, including benzene.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
Impact 3.3-6. Project development, combined with other reasonably foreseeable projects in the project vicinity, would contribute to increased air quality emissions in the air basin.	Significant Cumulative Impact	There are no feasible mitigation measures available to reduce regional air quality emissions to a less than significant level.	Significant and Unavoidable Cumulative Impact
Biological Resources			
Impact 3.4-1. Development of the proposed project would result in temporary disturbance and permanent alteration of a site, which could be a dispersal area for Bay checkerspot butterfly.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact
Impact 3.4-2. Implementation of the proposed project would result in temporary and direct alteration of site conditions that could support burrowing owl, a special status wildlife species.	Potentially Significant Project Impact	**MM 3.4-1a.** The project applicant shall conduct a preconstruction survey for nesting burrowing owls no more than 30 days prior to ground disturbance. Any owls inhabiting the site shall be protected during the nesting season or be excluded and/or passively relocated outside of the nesting area by a qualified biologist. A qualified biologist shall be present during initial ground clearing and if undetected owls emerge during clearing, activity shall cease until the proper measures are implemented. **MM 3.4-1b.** The project applicant shall compensate for loss of burrowing owl habitat by complying with the Citywide Burrowing Owl Habitat Mitigation Plan and fee program.	Less than Significant Project Impact
Impact 3.4-3. Implementation of the proposed project would result in temporary and direct disturbance to nesting raptors and migratory birds (excluding burrowing owl).	Potentially Significant Project Impact	**MM 3.4-2.** If proposed construction activities are planned to occur during the nesting seasons, the project applicant shall retain a qualified biologist to conduct a focused survey for active nests of raptors and migratory birds. If active nests are located during preconstruction surveys, construction activities shall be restricted to avoid disturbance of the nest. No action is necessary if construction will occur during the nonbreeding season (generally September 1st through January 31st).	Less than Significant Project Impact

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
Impact 3.4-4. Implementation of the proposed project would result in temporary and direct alteration of site conditions that could support San Joaquin kit fox, a special status wildlife species.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact
Impact 3.4-5. Implementation of the proposed project would result in temporary and direct alteration of site conditions that could support special status bat species and/or their roosting habitat.	Potentially Significant Project Impact	**MM 3.4-3.** The project applicant shall retain a qualified biologist to conduct a focused preconstruction survey 45 days prior to ground disturbance for possible roost sites of special status bat species within the project area. If bat species or roosts are identified the biologist in coordination with the project applicant shall (at a minimum): identify species present within the roost; install one-way bat doors at the roost and bat boxes with guidance from the USFWS and/or DFG. The applicant shall postpone any activity that would damage or disturb the roost site and implement USFWS and/or DFG recommendations for minimizing the potential to take bat species during construction. If bat species are not identified onsite during the preconstruction survey, no further action is necessary.	Less than Significant Project Impact
Impact 3.4-6. Implementation of the proposed project would result in potential removal of 118 various species, five of which fall within the criteria of the City of Morgan Hill Ordinance Section 12.32.070.	Potentially Significant Project Impact	**MM-3.4-4.** Removal and/or relocation of trees at the project site shall be in compliance with the City of Morgan Hill Municipal Code, Restrictions on Removal of Significant Trees.	Less than Significant Project Impact
Impact 3.4-7. Implementation of the proposed project would potentially result in increased runoff entering the SCVWD Cochrane Channel, which is a tributary of Coyote Creek.	Potentially Significant Project Impact	Mitigation Measure **MM 3.8-5** in Section 3.8, Surface Water Hydrology and Water Quality would require implementation of structural and non-structural stormwater controls that would reduce the long-term potential of increased non-point source pollution in Coyote Creek.	Less than Significant Project Impact

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
Impact 3.4-8. The proposed project, in addition to anticipated cumulative development in the project vicinity, may disturb special status species, critical habitats, and wildlife movement throughout the region.	Potentially Significant Cumulative Impact	Implementation of Mitigation Measures **MM3.4-1a, b through MM 3.8-5**, would reduce the overall contribution to cumulative biological resource impacts resulting from completion of the proposed project.	Less than Significant Cumulative Impact
Cultural and Historic Resources			
Impact 3.5-1. The project site does not contain any recorded or anticipated resources of archaeological, cultural, or pre-historic significance. However, site preparation and grading could disrupt undiscovered archaeological and cultural resources of importance under CEQA and/or eligible for listing on the California Register.	Potentially Significant Project Impact	**MM 3.5-1a**. Should any previously undisturbed cultural, historic, or archaeological resources be uncovered, all operations within 150 feet of the discovery shall be halted until a qualified professional archaeologist can recommend appropriate action. **MM 3.5-1b.** In the event of discovery or recognition of any human remains, there shall be no further disturbance until the coroner of Santa Clara County has determined whether the remains are subject to the coroner's authority or if the Native American Heritage Commission needs to be notified.	Less than Significant Project Impact
Impact 3.5-2. Implementation of the proposed project would demolish three private residences and associated structures that were constructed over 45 years ago. Based on the archaeological and historic investigation, none of the buildings/structures within the project site appear to meet the eligibility criteria for inclusion in the California Register of Historic Resources (CRHR) or for consideration as unique archaeological resources.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact
Impact 3.5-3. Implementation of the proposed project, in combination with cumulative development activity in the region, would increase the potential to disturb or contribute to the loss of known and undiscovered cultural resources.	Potentially Significant Cumulative Impact	Implementation of Mitigation Measures **MM 3.5-1a** and **MM 3.5-1b** would address impacts on a case by case basis, thus avoiding compounding of cumulative development.	Less than Significant Cumulative Impact

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
Geology and Soils			
Impact 3.6-1. Strong ground shaking occurring on the site during a major earthquake event could cause severe damage to project buildings and structures.	Significant Project Impact	**MM 3.6-1.** Structural damage to buildings resulting from ground shaking shall be minimized by following the requirements of the California Building Code and implementing the recommendations of the project geotechnical engineer.	Less than Significant Project Impact
Impact 3.6-2. There is a low, but not necessarily insignificant, potential for liquefaction at the project site, which could result in differential settlements and damage to project structures and improvements.	Potentially Significant Project Impact	**MM 3.6-2.** All proposed structures shall be evaluated for liquefaction potential as part of subsequent design-level geotechnical engineering investigations. If determined to be a potential for liquefaction, mitigation will be accomplished through compliance with the geotechnical engineering reports recommendations.	Less than Significant Project Impact
Impact 3.6-3. There is a potential for seismically-induced ground settlements at the site, which could result in damage to project foundations and structures.	Potentially Significant Project Impact	**MM 3.6-3.** Near-surface soils beneath buildings, exterior slabs, and pavements shall be over-excavated and recompacted, in accordance with the specifications recommended by the project geotechnical engineer.	Less than Significant Project Impact
Impact 3.6-4. Soils present on the site exhibit high compressibility and high collapse potential, which could result in damage to structures.	Potentially Significant Project Impact	**MM 3.6-4.** The effects of soil compressibility and collapse potential shall be mitigated through over excavation and compaction of soil beneath proposed structures, in accordance with the specifications to be recommended by the project geotechnical engineer.	Less than Significant Project Impact
Impact 3.6-5. There is a low, but not necessarily insignificant, potential for soils expansion at the site, which could result in differential sub-grade movements and cracking of foundations.	Potentially Significant Project Impact	**MM 3.6-5.** All final design specifications to be recommended by the project geotechnical engineer shall be incorporated into the project design to prevent saturation of soils beneath structures.	Less than Significant Project Impact
Impact 3.6-6. The project soils are mildly corrosive to buried metal objects, and could result in damage to buried utilities.	Potentially Significant Project Impact	**MM 3.6-6.** The proposed project shall utilize corrosion-resistant materials in construction.	Less than Significant Project Impact

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
Impact 3.6-7. There is a potential for bank instability along the banks of the proposed detention basins for the project.	Potentially Significant Project Impact	**MM 3.6-7.** Design-level geotechnical studies shall investigate the potential of bank instability at the proposed stormwater detention basins and recommend appropriate setbacks, if warranted.	Less than Significant Project Impact
Hazards and Hazardous Materials			
Impact 3.7-1. Residual pesticides and metals are present in the soils on the project site; however, the concentrations are low and are not considered hazardous.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact
Impact 3.7-2. The project site includes approximately three residences and associated outbuildings that are proposed for demolition with implementation of the proposed project. According to an asbestos and lead-based paint reconnaissance performed by Bovee Environmental Management, Inc. these existing structures contain asbestos and lead-based paint in hazardous concentrations.	Significant Project Impact	Implementation of **MM 3.3-1** in Section 3.3, Air Quality, would require the project applicant to conduct a full site assessment and removal of ACM prior to demolition. **MM 3.7-1.** Prior to demolition of any on-site structures, a full site assessment for lead-based paint shall be conducted and all identified deteriorating lead-based paint shall be removed and disposed of by a licensed contractor in accordance with Title 22 of the California Code of Regulations.	Less than Significant Project Impact
Impact 3.7-3. There are four septic tanks reportedly present on the project site, although their locations were not identified during the Phase I site reconnaissance.	Significant Project Impact	**MM 3.7-2.** Septic systems at the project site shall be properly removed in accordance with state regulations and the requirements of the Santa Clara County Environmental Health Department.	Less than Significant Project Impact
Impact 3.7-4. Unless the four existing wells on the site are properly destroyed, they could act as conduits for groundwater contamination.	Significant Project Impact	**MM 3.7-3.** Prior to commencement of site clearing and general demolition activities, the existing wells on the site shall be destroyed in accordance with state and Santa Clara County regulations and requirements.	Less than Significant Project Impact

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
Impact 3.7-5. The potential presence of PCBs in the existing transformers on the project site poses a potential health hazard; however, the transformers would be properly removed from the site by PG&E prior to site development.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact
Impact 3.7-6. The proposed project includes a possible fuel station, which would involve potentially hazardous storage and handling of gasoline.	Significant Project Impact	**MM 3.7-4.** The gasoline station operator shall obtain a Hazardous Materials Storage Permit from the Santa Clara County Fire Department and air quality permits from the BAAQMD.	Less than Significant Project Impact
Impact 3.7-7. New development resulting from cumulative development in the City of Morgan Hill could expose people, property, and the environment to hazardous materials.	Less than Significant Cumulative Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Cumulative Impact
Hydrology and Water Quality			
Impact 3.8-1. The proposed project would result in a substantial increase in stormwater runoff generated at the project site compared to existing conditions; however, the project includes detention ponds which have been designed to provide temporary storage of increased runoff in order to prevent increased flooding downstream.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact
Impact 3.8-2. During the 100-year storm event, the project site may be subject to shallow flooding to depths of less than one foot; however, all finished floors will be on raised pads at least one foot above existing ground elevations to prevent flooding of the project buildings.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
Impact 3.8-3. Since the project site is located within the dam failure inundation area for Anderson Reservoir, development of the proposed project would increase the number of people and structures exposed to dam failure risk and the potential for associated loss of life and property.	Significant Project Impact	**MM 3.8-1.** Prior to occupancy of the structures, the project applicant shall prepare an emergency evacuation plan for the proposed project.	Less than Significant Project Impact
Impact 3.8-4. During grading and construction, erosion of exposed soils and pollutants generated by site development activities may result in water quality impacts to downstream water bodies.	Potentially Significant Project Impact	**MM 3.8-2.** The project applicant shall prepare a comprehensive erosion control and water pollution prevention program to be implemented during grading and construction activities.	Less than Significant Project Impact
Impact 3.8-5. The proposed project would generate urban non-point contaminants, which may be carried in stormwater runoff from paved surfaces to downstream water bodies.	Significant Project Impact	**MM 3.8-3** The proposed project shall include structural and non-structural stormwater controls, in order to reduce non-point source pollutant loads. Post-construction Best Management Practices shall also be implemented.	Less than Significant Project Impact
Impact 3.8-6. New development, combined with other reasonably foreseeable projects in the City of Morgan Hill, would contribute to increased surface runoff and greater runoff contamination in an area that historically was used for agriculture.	Less than Significant Cumulative Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Cumulative Impact
Land Use			
Impact 3.9-1. The proposed project would not disrupt or divide an established community.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact
Impact 3.9-2. The proposed project would not conflict with existing polices adopted to avoid or mitigate environmental impact.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
Impact 3.9-3a. The proposed project would construct a 657,250 square-foot retail center that would could consist of the relocation and expansion of the `Target´ store (currently located at the Cochrane Plaza shopping center) and construction of over 530,000 square feet of additional retail, which could include a home improvement store, wholesale store or department store; retail shops; restaurants (sit-down and fast food); and a 63,200 square foot multi-plex cinema with up to 14 screens. These retail uses would compete with existing businesses in the City of Morgan Hill. This increased competition could potentially result in or contribute to closure of existing businesses in the City of Morgan Hill and there is a high likelihood that the Cochrane Plaza would be subject to a causal chain ultimately resulting in urban decay.	Significant Project Impact	**MM 3.9-1.** The Target Corporation will make a written commitment to maintain their vacated existing store per the City of Morgan Hill Municipal Code. This commitment will extend to successors in ownership if the Target Corporation sells the property and until a majority of the space in the vacant store is re-occupied for a period of at least 12 consecutive months. **MM 3.9-2.** The Target Corporation will provide the City of Morgan Hill with a façade easement on the existing Target space. This façade easement will be granted for a period not to exceed five years, or until a majority of the space is re-occupied for a period of at least 12 consecutive months. **MM 3.9-3.** The Target Corporation shall provide the City of Morgan Hill with a written re-tenanting plan for the vacant store.	Significant and Unavoidable Project Impact
Impact 3.9-3b. The proposed project would increase competition that could result in closure for major tenants in the Lawrence Oaks and Tennant Station shopping centers.	Potentially Significant Project Impact	**MM 3.9-4**. If the Lawrence Oaks, Cochrane Plaza, and Tennant Station shopping centers face vacancies following the opening of the proposed project, the City of Morgan Hill will monitor maintenance of the vacated spaces and their centers for the first signs of disinvestment or deterioration, and require that these properties continue to be maintained to standards as stated in Section 15.56.020 of the Morgan Hill Municipal Code. **MM 3.9-5**. To help small local businesses compete with likely national chain retailers in the proposed project, the City of Morgan Hill will fund programs aimed at assisting locally-owned small retailers. **MM 3.9-6**. City of Morgan Hill will ensure the Target Corporation, the other owners of Cochrane Plaza, and the owners	Less than Significant Project Impact

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
Impact 3.9-3b continued		of Tennant Station, Vineyard Town Center, and the Lawrence Oaks Shopping Center are aware that their centers are in the City's Redevelopment Area, and are eligible to apply for programs administered by the City's Business Assistance Division.	
Impact 3.9-4. The proposed project, combined with other foreseeable projects in the City of Morgan Hill may result in cumulative land use impacts to the project area.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact
Impact 3.9-5. The proposed project, combined with other foreseeable projects in the City of Morgan Hill may result in urban decay due to secondary cumulative land use impacts.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact
Noise			
Impact 3.10-1. Construction activities at the project site would result in elevated noise levels, with maximum noise levels ranging from 85-88 dB at 50 feet.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact
Impact 3.10-2. The proposed project will result in an increase of approximately 22,009 daily weekday automobile trips on the existing roadway network, which will result in traffic noise level increases greater than 5 dBA L_{dn} over background conditions.	Significant Project Impact	There are no feasible mitigation measures available to reduce the operational noise impacts to a less than significant impact.	Short-Term Significant and Unavoidable Project Impact
Impact 3.10-3. Noise generated by activity associated with the proposed project would elevate off-site noise at sensitive receptors in the project vicinity.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
Impact 3.10-4. The proposed project would be exposed to noise from existing and future traffic on U.S. Highway 101 and Cochrane Road.	Less Than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact
Impact 3.10-5. The proposed project would contribute to cumulative traffic on the roadway network over existing conditions, which would contribute to cumulative traffic noise at sensitive receptors along Cochrane Road.	Significant Cumulative Impact	There are no feasible mitigation measures available to reduce the cumulative traffic noise impacts to a less than significant level.	Significant and Unavoidable Cumulative Impact
Public Services			
Impact 3.11-1. The proposed project will not result in the need for new or physically altered governmental facilities, but will increase service demands for police patrol and incident response.	Potentially Significant Project Impact	**MM 3.11-1.** The project applicant shall install and maintain a video surveillance system and on-site security personnel during all hours of operation.	Less than Significant Project Impact
Impact 3.11-2. The proposed project will increase the demand for fire protection. However, the proposed project would not result in the need for new or physically altered governmental facilities.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact
Impact 3.11-3. The proposed project will generate employment opportunities, which may attract additional residents with school-age children to Morgan Hill.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
Impact 3.11-4. The proposed project will not conflict with an established recreational land use in the area nor inhibit the future provision of recreational opportunities. The proposed project will generate employment opportunities that may attract a limited number of new residents and with them incremental demand for recreational opportunities.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact
Impact 3.11-5. The proposed project, in addition to anticipated cumulative development in the project vicinity, may result in the need for increased public facilities for the provision of police and fire protection services, and to a lesser degree parks and educational facilities.	Less than Significant Cumulative Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Cumulative Impact
Transportation and Circulation			
Impact 3.12-1. With the addition of project-generated traffic, significant level of service impacts would occur at two intersections, as follows: a) The Dunne Avenue/Monterey Road signalized intersection is projected to operate unacceptably during the PM peak hour under both Background and Project Conditions. Although the addition of project traffic causes a decrease (i.e., improvement) in the average critical delay, the critical volume-to-capacity ratio increases by more than 0.01. This is considered a significant impact. b) At the Cochrane Road/Mission View Drive unsignalized intersection, the addition of project	Significant Project Impact	**MM 3.12-1a.** At the Dunne Avenue/Monterey Road intersection, the westbound right-turn lane shall be restriped as a shared through/right-turn lane, and a northbound right-turn overlap phase shall be installed. This improvement would be required when 35 percent of the project has been constructed based on total PM peak hour trip generation. **MM 3.12-1b.** At Cochrane Road/Mission View Drive intersection, a traffic signal shall be installed with protected left-turn phasing on all approaches. In addition geometry will be reconfigured as follows: • Northbound approach - one left-turn lane and one shared through/right-turn lane. • Westbound approach - one left-turn lane, one through lane, and one shared through/right-turn lane.	Less than Significant Project Impact

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
traffic is expected to reduce acceptable levels of service under Background Conditions to an unacceptable level of service (LOS F) during the AM, PM, and Saturday midday peak hours. This is considered a significant impact.		• Southbound approach - one left-turn lane, one shared through/right-turn lane, and one right-turn lane. • Eastbound approach - one left-turn lane, one through lane, and one right-turn lane.	
Impact 3.12-2. The addition of project-generated traffic would have a significant impact on the level of service at the segment of U.S. Highway 101 between Tennant Avenue and Dunne Avenue.	Significant Project Impact	**MM 3.12-2.** The proposed project shall implement the applicable actions listed in the *Immediate Implementation Action List* contained in the *Deficiency Plan Guidelines* of the County's Congestion Management Program.	Significant and Unavoidable Project Impact
Impact 3.12-3. The six entry driveways on Mission View Drive are more than are needed to provide adequate access to the proposed project. This condition unnecessarily increases the potential for vehicle conflicts with pedestrians.	Significant Project Impact	**MM 3.12-3.** The two driveways shown directly behind the movie theater complex on Mission View Drive should be eliminated from the proposed project, and a circulation aisle should be provided behind the movie theater complex.	Less than Significant Project Impact
Impact 3.12-4. At the southernmost project driveway on Mission View Drive (i.e., the first driveway north of the Cochrane Road intersection), the preliminary site plan shows no left-turn restrictions. Given the close proximity of this driveway to Cochrane Road, if left turns into the project site are allowed at this driveway, this could result in potential conflicts with vehicles queuing on the north leg of the Mission View/Cochrane intersection.	Significant Project Impact	**MM 3.12-4.** The southernmost project driveway should be designated as a right-turn in and out only driveway.	Less than Significant Project Impact
Impact 3.12-5. The main north-south circulation aisle that extends north into the project from De Paul Drive is a long straight section that may encourage speeding without traffic control devices.	Potentially Significant Project Impact	**MM 3.12-5.** The following modifications are identified on the main north-south circulation aisle to discourage speeding and provide more visible crosswalks for pedestrians: a) At the first intersection north of Cochrane stop signs should be installed on the side street approaches; b) At the second intersection north of Cochrane, provide one of	Less than Significant Project Impact

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		the following alternative configurations: i) Provide raised intersection to provide vertical displacement, and provide stop signs on the side street approaches; or ii) Provide stops signs on all four approaches; c) At the third intersection north of Cochrane, provide stops signs on all four approaches.	
Impact 3.12-6. At the southwest corner of the building "Major 8" (on March 10, 2005 site plan), the proximity of the designated loading zone to the nearby intersection of two major internal drive aisles could create a driving hazard due to driver confusion.	Potentially Significant Project Impact	**MM 3.12-6.** The designated loading zone shall be relocated far enough to the east to allow the intersection approach lane to be reduced to one lane.	Less than Significant Project Impact
Impact 3.12-7. Due to demand for transit service generated by the project, existing transit facilities may not be adequate to serve the project.	Potentially Significant Project Impact	**MM 3.12-7.** The project applicant shall construct a new bus stop along the project frontage, including transit amenities such as a bus turnout, a shelter, and benches.	Less than Significant Project Impact
Impact 3.12-8. The preliminary project site plan does not indicate pedestrian crossing facilities at the major intersections adjacent to the project; unless these are provided, a hazard to pedestrian circulation could result.	Potentially Significant Project Impact	**MM 3.12-8.** Pedestrian crosswalks shall be provided on all four legs of the Cochrane Road/Mission View Drive intersection, and at all but the west leg of the Cochrane Road/De Paul Drive intersection.	Less than Significant Project Impact
Impact 3.12-9. The proposed project would create a demand for bicycle facilities, including: a) bicycle racks or lockers within the project site; and b) bicycle lanes along the project frontages.	Potentially Significant Project Impact	**MM 3.12-9.** The following bicycle facilities shall be incorporated into the project: a) Bicycle racks and/or lockers to accommodate bicycle travel by customers and employees, and b) Class II bicycle lanes along the project street frontages.	Less than Significant Project Impact
Impact 3.12-10. The proposed project may not provide sufficient parking supply to meet the demand generated by the planned project land uses.	Potentially Significant Project Impact	**MM 3.12-10.** The overall number of parking spaces included in the project shall be required to meet the aggregate parking demand of the various land uses proposed within the project	Less than Significant Project Impact

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
Impact 3.12-11 The addition of project-generated traffic would result in cumulative level of service impacts at the Cochrane Road/Mission View Drive intersection.	Significant Cumulative Impact	**MM 3.12-11** At the Cochrane Road/Mission View Drive intersection, a traffic signal shall be installed with protected left-turn phasing on all approaches. In addition, this intersection shall be reconfigured to include the following geometry: • The northbound approach should include one left-turn laneand one shared through/right-turn lane. • The westbound approach should include one left-turn lane, one through lane, and one shared through/right-turn lane. • The southbound approach should include one left-turn lane, one shared through/right-turn lane, and one right-turn lane. The eastbound approach should include one left-turn lane, one through lane, and one right-turn lane	Less than Significant Cumulative Impact
Impact 3.12-12 The addition of project-generated traffic would impact the level of service at the segment of U.S. Highway 101 between Tennant Avenue and Dunne Avenue	Significant Cumulative Impact	There are no feasible mitigation measures available to reduce the level of service impacts at the segment of U.S. Highway 101 between Tennant Avenue and Dunne Avenue to a less than significant impact.	Significant and Unavoidable Cumulative Impact

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
Impact 3.12-13 With the addition of project-generated traffic, significant impacts would occur at two intersections under General Plan Buildout Conditions, as follows: a) The Cochrane Road/Butterfield Boulevard signalized intersection is projected to operate at unacceptable LOS E- during the AM peak hour, and at unacceptable LOS F during the PM peak hour under General Plan Buildout Conditions. b) The Cochrane Road/Cochrane Plaza signalized intersection is expected to operate at unacceptable LOS D during the PM peak hour under General Plan Buildout Conditions.	Significant Cumulative Impact	**MM 3.12-13** The following intersection modifications are identified to provide acceptable operations under General Plan Buildout Conditions: a) Cochrane Road/Butterfield Boulevard. For the intersection to operate at LOS D+ or better the General Plan configuration for the intersection would require the following modifications: • Northbound approach: increase number of left-turn lanes from one to two; increase the number of through lanes from one to two; reduce the number of right-turn lanes from two to one. • Eastbound approach: add a free right-turn lane. b) Cochrane Road/Cochrane Plaza. For the intersection to operate at LOS D+ or better the General Plan configuration for the intersection would require the following modifications: • Southbound approach: increase number of left-turn lanes from one to two; change the shared left/through lane to a through lanes; keep the number of right-turn lanes at one. To implement the above mitigation measures, the applicant will be required to pay impact fees, which reflect the project's fair share of improvement costs.	Less than Significant Cumulative Impact
Utilities			
Impact 3.13-1. The proposed project would generate between 0.8 and 8.3 tons of solid waste per day. The waste management provider has sufficient capacity to accommodate the waste within local landfills. However, the project may result in noncompliance with the California Integrated Waste Management Act (1989) without sufficient waste diversion practices.	Potentially Significant Project Impact	**MM 3.13-1.** The project applicant shall locate and maintain recycling receptacles for corrugated cardboard, mixed paper, food and beverage containers, and landscaping waste.	Less than Significant Project Impact

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
Impact 3.13-2. The proposed project would increase the demand for electric, natural gas, telephone and cable services.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact
Impact 3.13-3. The proposed project will increase the demand for potable water. However, the existing water system can adequately supply the project and the increase would not be substantial in relation to the existing condition.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact
Impact 3.13-4. The proposed project would require on-site expansion and relocation of existing infrastructure, in addition to an increase in the amount of wastewater entering the sewer system. Neither the expansion nor the increased flow, are substantial relative to current conditions and capacities.	Less than Significant Project Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Project Impact
Impact 3.13-5. The proposed project, in addition to reasonably foreseeable projects in the vicinity, would likely result in the need for new or upgraded infrastructure for the delivery of water, sewer, telecommunications, electricity, and natural gas to the project area.	Less than Significant Cumulative Impact	No significant impact has been identified; therefore, no mitigation is proposed.	Less than Significant Cumulative Impact